LOT 36
DEEP CREEK PLANTATION PB 7/239

ARNOLD JUSTIN M & BRITTANY M/
14038 DUNROVEN DR
BRYCEVILLE, FL 32009

2023

23-1N-23-034D-0036-0000

BUILDING CHARACTERISTICS

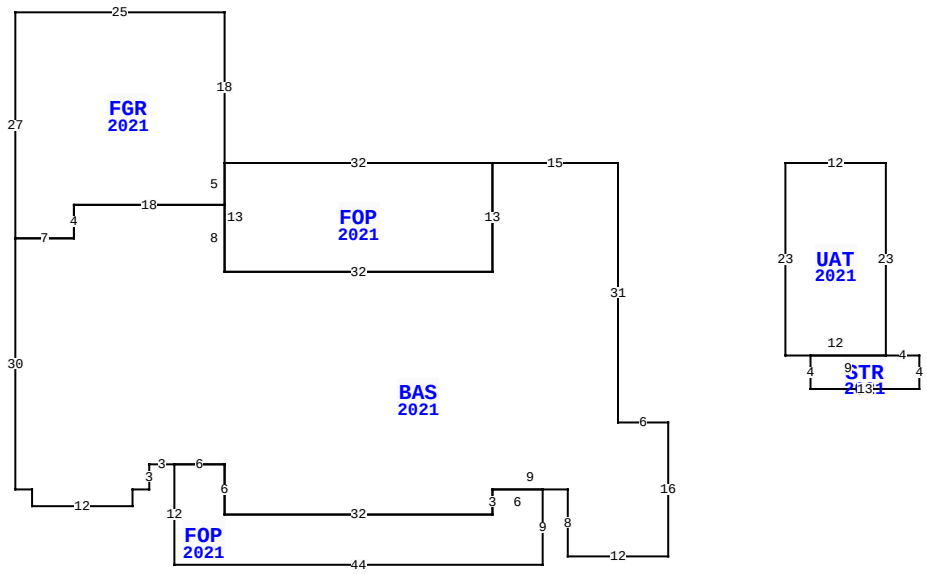
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,476	100	2,476	277,313
FGR	603	55	332	37,184
FOP	318	30	95	10,640
FOP	416	30	125	14,000
STR	52	10	5	560
UAT	276	10	28	3,136
TOTALS	4,141		3,061	342,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,061	94.3920	112.09	343,107	2021	2021	0	0	0	0.08	99.92

1 SNGL FAM – 100% - 2022 Heated Area: 2476 HX Base Yr 2022



14038 DUNROVEN DR, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		342,833
TOTAL MARKET OB/XF VALUE		12,268
TOTAL LAND VALUE - MARKET		151,420
TOTAL MARKET VALUE		506,521
SOH/AGL Deduction		44,630
ASSESSED VALUE		461,891
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		411,891
TOTAL JUST VALUE		506,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014690	CO ISSUED	0	10/25/2021
21002365	NEW CONSTR	352,889	03/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2356/1192	4/24/2020	WD	Q	V	01	69,000
GRANTOR: LEWIS KERRY G II						
GRANTEE: ARNOLD JUSTIN M & B						
2226/1725	9/20/2018	WD	Q	V	01	55,000
GRANTOR: BERNHARDT CARLOS E &						
GRANTEE: LEWIS KERRY G II						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2021	2021	3	100	7,000	
2	0812	CONCRETE C	0	100	0	0	1,317.00	SF	4.00	4.00	100	2021	2021	3	100	5,268	

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FOP=[YR=2021] W32 FGR=[YR=2021] N18 W25 S27 E7 N4 E18 N5$ S13 E32 N13$ S13 W32 N8 W18 S4 W7 S30 E2 S2 E12 N2 E2 N3 E3 FOP=[YR=2021] S12 E44 N9 W6 S3 W32 N6 W6$ E6 S6 E32 N3 E9 S8 E12 N16 W6 N31$ PTR=E20 UAT=[YR=2021] E12 S23 STR=[YR=2021] E4 S4 W13N4 E9$ W12 N23$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 12,268

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.72	AC		1.00	1.00	1.00	16,000.00	16,000.00	75,520							
2	009605	C	WETLANDS	100	0006	OR	0.00	0.00	7.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	75,900							

REVIEW DATE 12/13/2021 BY TW Total Acres: 12.31 Total Land Value: 151,420 Market: 0 Agricultural: 0 Common: 151,420 PRINTED 08/02/2023 BY SYS